



## 4 bed detached house to buy in

Whernside Crescent, Ingleby Barwick,  
Stockton-on-Tees, Durham, TS17 0QF

# £250,000

🏠 x4 🚗 x2 🚲 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Popular Ingleby Barwick Location
- ✓ Master Bedroom with En-Suite
- ✓ South West Facing Rear Garden
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

\*\*\*\*\*4 Bedroom Detached Property\*\*\*\*\*

Situated within the highly sought-after residential area of Ingleby Barwick, this attractive four-bedroom detached property on Whernside Crescent offers spacious and well-presented accommodation, perfect for growing families.

The ground floor briefly comprises a welcoming entrance hallway leading to a bright and spacious lounge/diner, providing an ideal space for both relaxing and entertaining. The modern kitchen offers ample worktop and storage space, with convenient access to the rear garden. A downstairs WC completes the ground floor accommodation.

To the first floor, the property features four well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal home for family living.

Externally, the property benefits from a driveway providing off-street parking, leading to an integral garage. To the front is a neatly presented front garden, while the south-west facing rear garden enjoys plenty of afternoon and evening sunshine. The rear garden also features a patio area, perfect for outdoor dining and entertaining.

Located within reach of local schools, shops, amenities and transport links, this fantastic home offers both comfort and convenience in one of the area's most desirable locations.

For more information and to arrange an internal inspection please contact the Stockton branch today.

Council Tax Band: D

Tenure: Freehold

Price: £250,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance hallway

2.16m x 1.61m (7'1" x 5'3")



## Lounge/Diner

7.30m x 3.42m (23'11" x 11'2")



## Dining Area



## Kitchen

4.15m x 2.18m (13'7" x 7'1")



## Hallway

2.07m x 0.84m (6'9" x 2'9")

## WC

2.13m x 1.43m (6'11" x 4'8")



## 1st Floor Landing

2.45m x 1.82m (8'0" x 5'11")

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## Bedroom 1

4.17m x 2.66m (13'8" x 8'8")



## En-suite

2.64m x 1.03m (8'7" x 3'4")



## Bedroom 2

4.43m x 2.53m (14'6" x 8'3")



## Bedroom 3

2.74m x 2.36m (8'11" x 7'8")



## Bedroom 4

2.62m x 2.36m (8'7" x 7'8")



## Family Bathroom

1.86m x 1.63m (6'1" x 5'4")



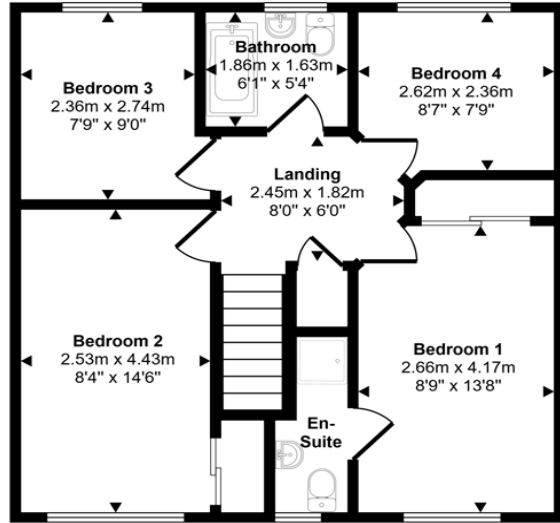
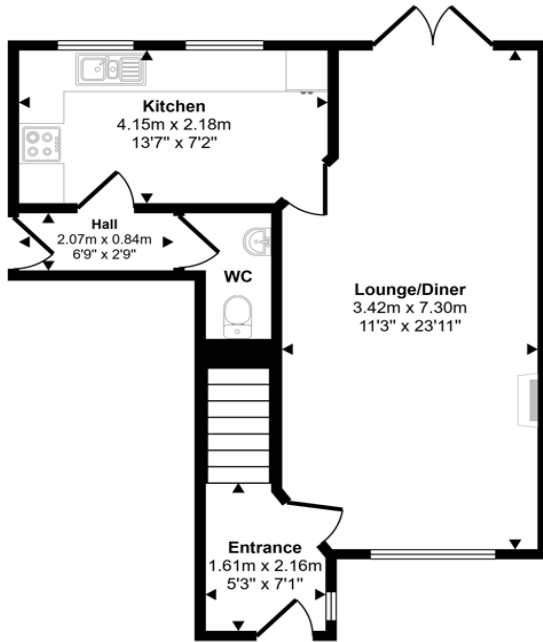
## External



## Floor Plan



Approx Gross Internal Area  
95 sq m / 1022 sq ft



First Floor  
Approx 53 sq m / 566 sq ft

Ground Floor  
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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